

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 88-53-2 Filing Fee \$106.00 Date 10/19/88
Applicant JAMES HELWIG & SON, INC. Phone 214-771-0927
Mailing Address 2670 S. GOLIAD
ROCKWALL, TEXAS 75087

*mobile # 384-1032
home # 771-8220*

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)

I hereby request that the above described property be changed from its present zoning which is

AGRICULTURAL District Classification to
COMMERCIAL & HEAVY COMMERCIAL District Classification for
for the following reasons: (attach separate sheet if necessary)
FRONTAGE FROM 205 BACK 200 FEET TO BE COMMERCIAL THE REST TO BE HEAVY COMMERCIAL

There (~~are~~) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:² Owner x Tenant _____
Prospective Purchaser _____

I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following concerning the importance of my submitting to the City a sufficient legal description.

Signed James Helwig

SA205/SIDS

NOTE:

¹The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

²If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.

TF#17332-11PLH
LEGAL DESCRIPTION

OP409654

BEING a tract of land situated in the William H. Barnes Survey, Abstract No. 26, Rockwall County, Texas, and being part of a 140.511 acre tract conveyed to Billy W. Peoples, Odis A. Lowe, and M. P. Maise from Clorine A. Beard and Raymond U. Beard by deed recorded in Volume 85, Page 112, Deed Records of Rockwall County, Texas, and further being all of that 5.50 acre tract of land described as a 4.00 acre tract and a 1.50 acre tract in deed recorded in Volume 169, Page 153, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the Southwest line of State Highway 205 with the Southeast line of a county road and at the most Northerly corner of said 140.511 acre tract and the North corner of the above mentioned 4.00 acre tract, said iron rod bears North 29 deg. 54 min. 19 sec. West a distance of 747.42 feet from an iron rod found at the East corner of that 2.00 acre tract conveyed to William L. Gentry and wife, Detsy Jo, by deed recorded in Volume 138, Page 135, Deed Records of Rockwall County, Texas;

THENCE: South 29 deg. 54 min. 19 sec. East a distance of 330.00 feet along the Southwest line of State Highway 205 to an iron rod set at the East corner of said 4.00 acre tract and the North corner of that 2.00 acre tract conveyed to First United Pentecostal Church by deed recorded in Volume 137, Page 201, Deed Records of Rockwall County, Texas;

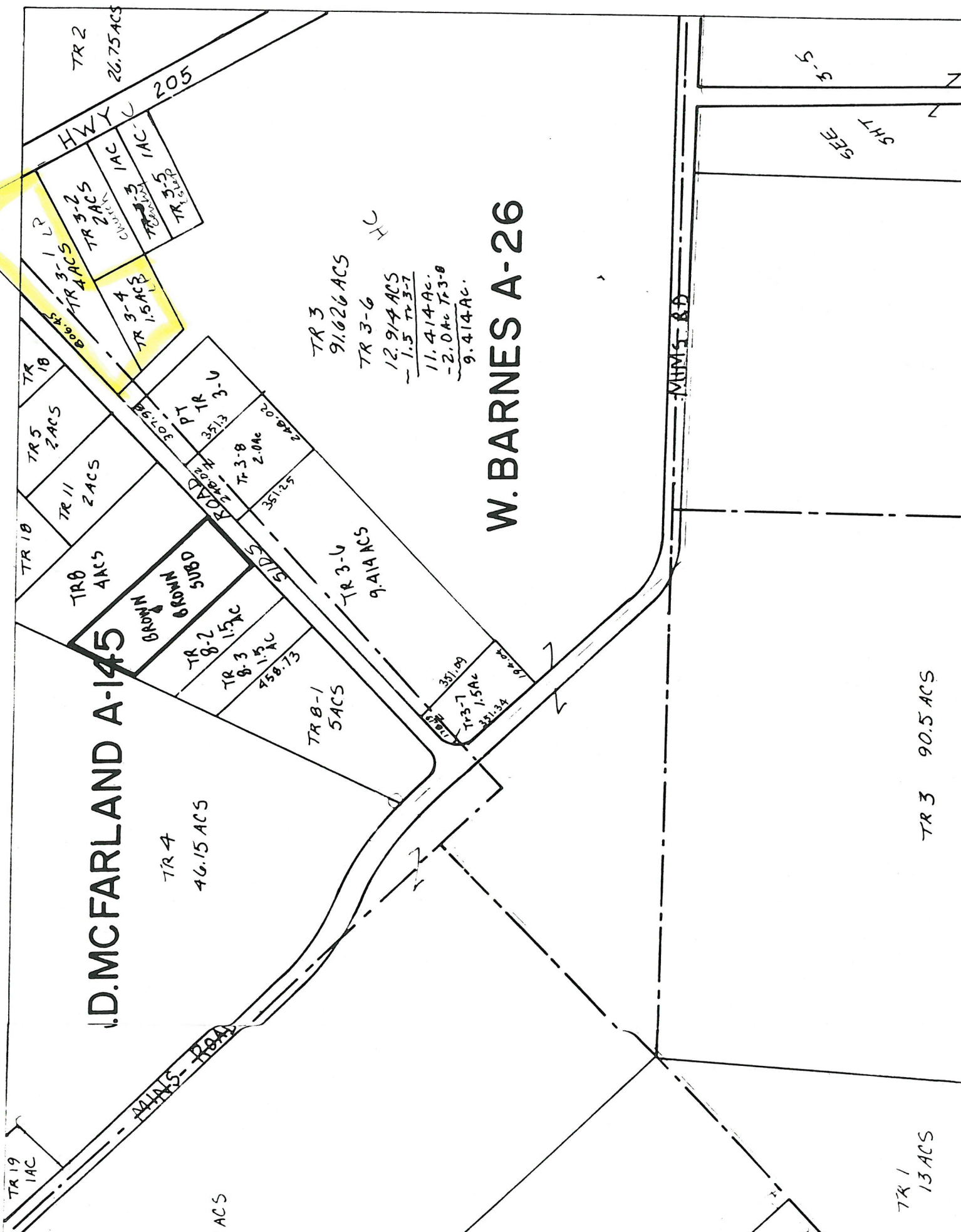
THENCE: South 60 deg. 05 min. 41 sec. West a distance of 417.42 feet along the Northwest line of said church tract and the Southeast line of said 4.00 acre tract to a nail set in concrete on the South side of a chain link corner post and at the West corner of said church tract and the North corner of the above mentioned 1.50 acre tract;

THENCE: South 29 deg. 54 min. 19 sec. East, along the Southwest line of said church tract and the Northeast line of said 1.50 acre tract, passing at 208.71 feet the South corner of said church tract and the West corner of said Gentry tract, and continuing a total distance of 217.50 feet along the Southwest line of said Gentry tract to an iron rod set at the East corner of said 1.50 acre tract, said iron rod bears North 29 deg. 54 min. 19 sec. West a distance of 199.92 feet from an iron rod found at the South corner of said Gentry tract;

THENCE: South 60 deg. 05 min. 41 sec. West a distance of 271.47 feet along the Southeast line of said 1.50 acre tract to an iron rod found at the South corner of said 1.50 acre tract;

THENCE: North 44 deg. 50 min. 01 sec. West, along the Southwest line of said 1.50 acre tract, passing at 225.08 feet the West corner of said 1.50 acre tract and the South corner of said 4.00 acre tract, and continuing a total distance of 351.54 feet along the Southwest line of said 4.00 acre tract to an iron rod set at the West corner of said 4.00 acre tract and on the Southeast line of said County Road;

THENCE: North 45 deg. 09 min. 59 sec. East a distance of 306.68 feet along the Southeast line of said County Road and the Northwest line of said 4.00 acre tract to the POINT OF BEGINNING and containing 5.50 acres of land.



D. MCFARLAND A-145

W. BARNES A-26

TR 2
26.75 ACS

TR 4
46.15 ACS

TR 3
91.626 ACS

TR 3-6
12.914 ACS

1.5 TR 3-7
11.414 Ac.
- 2.0 Ac TR 3-8
9.414 Ac.

TR 1
13 ACS

TR 3
90.5 ACS

SEE
SHT
3-5

W. BARNES RD

205

TR 3-1 LP
TR 3-2
TR 3-3
TR 3-4
TR 3-5

TR 5
2 ACS

TR 11
2 ACS

TR 10
2 ACS

TR 8
4 ACS

TR 8-2
1.5 AC

TR 8-3
1.5 AC

TR 8-1
5 ACS

TR 3-6
9.414 ACS

TR 3-7
1.5 AC

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CITY OF ROCKWALL

No 10240

"THE NEW HORIZON"
Rockwall, Texas 75087-3628

(214) 771-1111

Cash Receipt

Name James Helwig, Sr. Date 10-19-88

Mailing Address _____

Job Address _____ Permit No. _____

Check 4207 Cash Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411	106.00	Meter Deposit	02-2201	
Subdivision Plats	01-3412		Portable Meter Deposit	02-2202	
Sign Permits	01-3628		Misc. Income	02-3819	
Health Permits	01-3631		NSF Check	02-1128	
Misc. Permits	01-3625		Meter Rent	02-3406	
Misc. Income	01-3819		Penalties	20-3117	
Sale of Supplies	01-3807		Hanger Rent	20-3406	
Municipal Pool	01-3402		Tie Down Fees	20-3407	
Cemetery Receipts	10-3830		Land Lease	20-3804	
Hotel/Motel Tax	15-3206		Sale of Supplies	20-3807	
Marina Lease	08-3810		Exxon Payment	20-1132	
Street Assessment	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE

106.00

Received by

ZONING CHANGE/CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT/
PRELIMINARY PLAN/DEVELOPMENT PLAN

ACTION RECORD

Case No: 88-53-2

Location: Sids/SH-205

Application Reviewed..... ✓

File Created ✓

Filing Fee Paid/Receipt in File..... ✓

Issued Receipt for Application..... ✓

Review form prepared/^{initial}partial review completed.....

Circulated Review through:

Staff Review:.....

Assistant City Manager.....

Scheduled for P&Z meeting..... 11/10

Notice Sent:

Newspaper..... 10/25

Surrounding property owners..... 10/28

Sign placed on property.....

Tallied responses to notices

Prepared notes and supporting
information for P&Z.....

Notified applicant of results ^{and of}.....
Council date

after Pt 2 consideration:

~~If approved:~~

- Scheduled for City Council....._____
- Notice sent to newspaper....._____
- Notice sent to property owners....._____

Prepared notes and supporting information for City Council....._____

If approved:

- Notified applicant of results....._____
- Prepared ordinance....._____
 - 1st reading of ordinance....._____
 - 2nd reading of ordinance....._____
 - Caption to newspaper....._____
- Update office map....._____
- Notified Inspection Dept. of change....._____
- Included map in update file....._____
- Included in CUP list (if applicable)....._____
- Permit activated within 6 months....._____
- If not activated, applicant notified permit is void....._____
- Included in PD file (if applicable)....._____

WAIVER

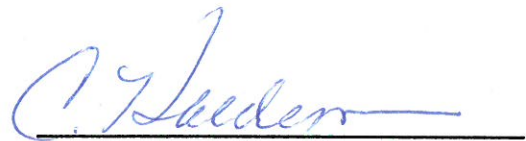
I, _____, hereby acknowledge receipt of a public hearing notice on Monday, November 7, 1988, regarding Planning and Zoning Case No. P&Z 88-53-Z: a zone change request for property within 200 feet of property that I own. I do hereby waive my right to receive this notice at least ten (10) days prior to the date of the hearing scheduled for 7:30 P.M. on Thursday, November 10, 1988. My signature on this waiver does not indicate favor or opposition to the request and I may still express my feelings in regard to this matter in writing to the Planning and Zoning Commission or by appearing in person at the scheduled hearing to voice my opinion.

Signed

Date

WAIVER

I, Cathy Haldeman, hereby acknowledge receipt of a public hearing notice on Monday, November 7, 1988, regarding Planning and Zoning Case No. P&Z 88-53-Z: a zone change request for property within 200 feet of property that I own. I do hereby waive my right to receive this notice at least ten (10) days prior to the date of the hearing scheduled for 7:30 P.M. on Thursday, November 10, 1988. My signature on this waiver does not indicate favor or opposition to the request and I may still express my feelings in regard to this matter in writing to the Planning and Zoning Commission or by appearing in person at the scheduled hearing to voice my opinion.



Signed

11-8-88

Date

WAIVER

I, LUTHER WESTERFIELD, JR. hereby acknowledge receipt of a public hearing notice on Monday, November 7, 1988, regarding Planning and Zoning Case No. P&Z 88-53-Z: a zone change request for property within 200 feet of property that I own. I do hereby waive my right to receive this notice at least ten (10) days prior to the date of the hearing scheduled for 7:30 P.M. on Thursday, November 10, 1988. My signature on this waiver does not indicate favor or opposition to the request and I may still express my feelings in regard to this matter in writing to the Planning and Zoning Commission or by appearing in person at the scheduled hearing to voice my opinion.

Luther Westerfield, Jr.
Signed

11-8-88
Date

WAIVER

I, Betty Lolland, hereby acknowledge receipt of a public hearing notice on Monday, November 7, 1988, regarding Planning and Zoning Case No. P&Z 88-53-Z: a zone change request for property within 200 feet of property that I own. I do hereby waive my right to receive this notice at least ten (10) days prior to the date of the hearing scheduled for 7:30 P.M. on Thursday, November 10, 1988. My signature on this waiver does not indicate favor or opposition to the request and I may still express my feelings in regard to this matter in writing to the Planning and Zoning Commission or by appearing in person at the scheduled hearing to voice my opinion.

Betty Lolland
Signed

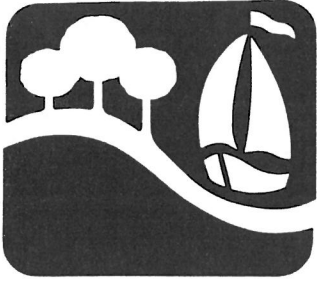
11/7/88
Date

WAIVER

I, Paulette Burk, hereby acknowledge receipt of a public hearing notice on Monday, November 7, 1988, regarding Planning and Zoning Case No. P&Z 88-53-Z: a zone change request for property within 200 feet of property that I own. I do hereby waive my right to receive this notice at least ten (10) days prior to the date of the hearing scheduled for 7:30 P.M. on Thursday, November 10, 1988. My signature on this waiver does not indicate favor or opposition to the request and I may still express my feelings in regard to this matter in writing to the Planning and Zoning Commission or by appearing in person at the scheduled hearing to voice my opinion.

Paulette Burk
Signed

11-7-88
Date



CITY OF ROCKWALL
"THE NEW HORIZON"

November 7, 1988

Ms. Cathy Haldeman
3210 Elm
Dallas, Texas 75226

Dear Ms. Haldeman:

Per our telephone conversation, enclosed are the notice of the public hearing on Thursday, November 10, 1988, and the waiver we discussed. Your signature on the waiver will not be indicative of favor or opposition. You may, however, return the notice or appear in person to voice your opinion.

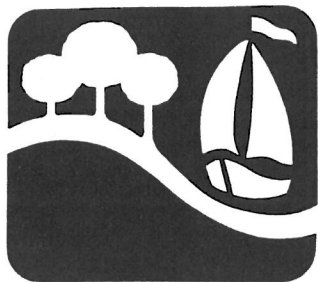
Also, as we discussed, it would be helpful if the waiver is returned prior to the Thursday meeting. Thank you for your cooperation.

Sincerely,

Mary Nichols

Mary Nichols
Administration Assistant

Enclosure
MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

November 15, 1988

Mr. James Helwig
2670 South Goliad
Rockwall, Texas 75087

Dear Mr. Helwig:

On November 10, 1988, the Planning and Zoning Commission recommended approval of your request for a change in zoning from "A" Agricultural to "C" Commercial and "HC" Heavy Commercial on a 5.5 acre tract of land located at Sids Road and SH-205. The City Council will hold a public hearing on Monday, December 5, 1988, at 7:00 P.M. in City Hall, 205 West Rusk to consider your request.

As the applicant, it is important that you are represented at this meeting. Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant




MN/mmp

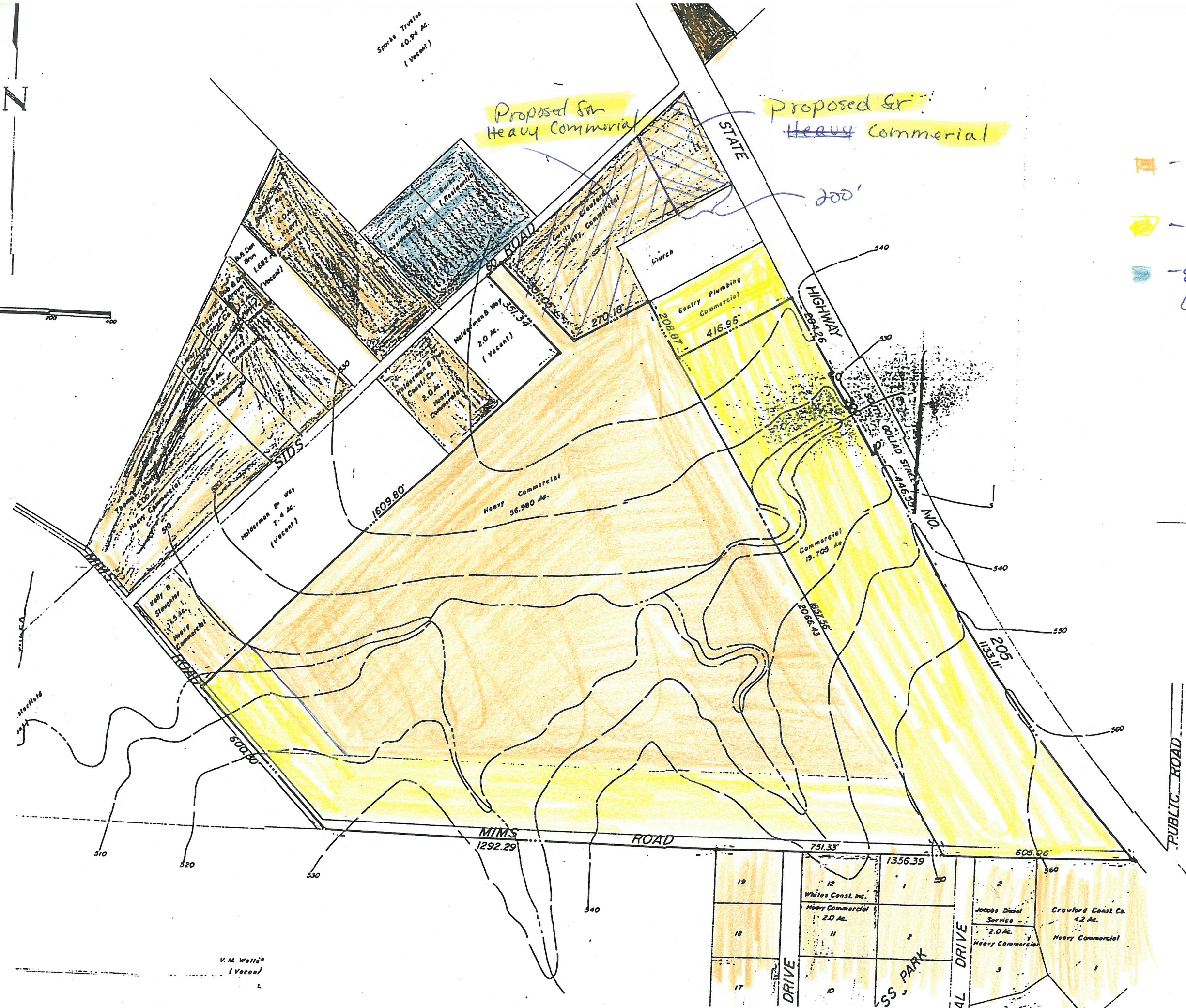
N

Sparks Tract
40.94 Ac.
(Vacant)

Proposed for
Heavy Commercial

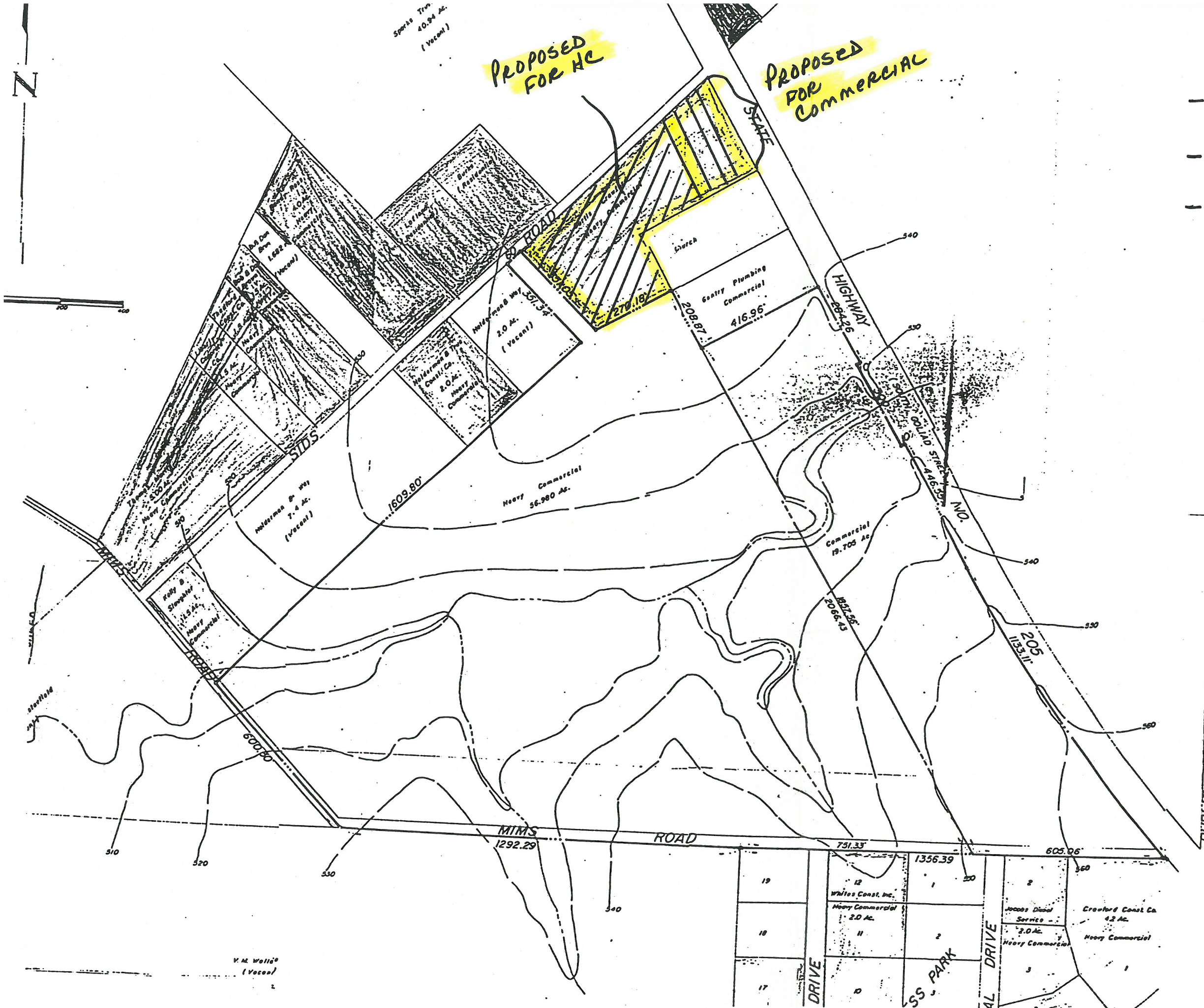
Proposed for
Heavy Commercial

-  - Existing HC uses or zoning
-  - Existing C uses or zoning
-  - Existing Residential uses (zoned as)



V. M. Wallig
(Vacant)

19	12	1	2	3
	Whites Const. Inc.		Jacobs Diesel Service	Crowford Const. Co.
18	11	2	1	
	Heavy Commercial 2.0 Ac.	Heavy Commercial	Heavy Commercial	Heavy Commercial 4.2 Ac.
17	10	3	1	



- EXISTING HC USES OR ZONING
- EXISTING C USES OR ZONING
- EXISTING RESIDENTIAL USES (ZONED Ag)

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at _____
730 o'clock PM on the 10th day of November, 1988
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request of James Helwig
for a change in zoning from "A" Agricultural to "C"
Commercial and "HC" Heavy Commercial
on the following described property:

5.5 acres of land located at Sids Road and
SH. 205 further described on the
attached

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. The decision of the Planning and Zoning Commission will be a recommendation for approval or denial which will be forwarded to the City Council for a final decision. In replying please refer to Case No. P+2 88-53-2

Mary A. Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case No. _____

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

1.

2.

3.

Signature _____

Address _____

BEING a tract of land situated in the William H. Barnes Survey, Abstract No. 26, Rockwall County, Texas, and being part of a 140.511 acre tract conveyed to Billy W. Peoples, Odie A. Lowe, and M. P. Maise from Clorine A. Beard and Raymond U. Beard by deed recorded in Volume 85, Page 112, Deed Records of Rockwall County, Texas, and further being all of that 5.50 acre tract of land described as a 4.00 acre tract and a 1.50 acre tract in deed recorded in Volume 169, Page 153, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

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THENCE: North 45 deg. 09 min. 59 sec. East a distance of 806.58 feet along the Southeast line of said County Road and the Northwest line of said 4.00 acre tract to the POINT OF BEGINNING and containing 5.50 acres of land.

James Halwig

William Centry
Rt 1 Box 141

Billie Ladd Properties
c/o Curtis Crawford
P.O. Box 367

1st United Pentecostal
P.O. 776

Cambridge Co.
14660 Dallas Pkwy
Dallas 75248

Rockwall Investment Group JV
103 N First
Rockwall

Ab 145 to 5 2 acres

Glenn Burks
Rt 1 Box 142-B

Paullette 771-5141

Ab 145 to 11 2 acres

Robert Holland
Rt 1 Box 142-A

Betty 771-2034

Ab 26 to 3-06 7.414 acres

Buddy R & Cathy Haldeman
P.O. Box 761 (P.O. 640)

771-4426 hm 939-0530 WK

3210 Elm
Dlx 75276

Ab 26 to 3 91.626 acres

Edward B Tomlinson III
5402 Broadway
Carland 75043

240-7370 240-6565

Low Westersfield

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at _____
730 o'clock PM on the 10th day of November, 1988
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request of James Helwig
for a change in zoning from "A" Agricultural to "C"
Commercial and "HC" Heavy Commercial
on the following described property:

5.5 acres of land located at Sids Road and
SH-205 further described on the
attached

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Mark A. Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case No. _____

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

1.

2.

3.

Signature C. Padden

Address P.O. Box 961

Rockwall, Texas
75087

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at _____
7:30 o'clock PM on the 10th day of November, 1988
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request of James Helwig
for a change in zoning from "A" Agricultural to "C"
Commercial and "HC" Heavy Commercial

on the following described property:

5.5 acres of land located at Sids Road and
SH-205 further described on the
attached

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. The decision of the Planning and Zoning Commission will be a recommendation for approval or denial which will be forwarded to the City Council for a final decision. In replying please refer to Case No. P+Z 88-53-2

Mark A. Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case No. _____

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

1. I HAVE MY HOME AND LAND FOR SALE ON
THE COMMERCIAL MARKET -

2.

3.

Signature Paul H. Steel

Address Rt #1 Box 142 A

Rockwall, TX 75087

BEING a tract of land situated in the William H. Barnes Survey, Abstract No. 26, Rockwall County, Texas, and being part of a 140.511 acre tract conveyed to Billy W. Peoples, Odis A. Lowe, and M. P. Maise from Clorine A. Beard and Raymond U. Beard by deed recorded in Volume 85, Page 112, Deed Records of Rockwall County, Texas, and further being all of that 5.50 acre tract of land described as a 4.00 acre tract and a 1.50 acre tract in deed recorded in Volume 169, Page 153, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the Southwest line of State Highway 205 with the Southeast line of a county road and at the most Northerly corner of said 140.511 acre tract and the North corner of the above mentioned 4.00 acre tract, said iron rod bears North 29 deg. 54 min. 19 sec. West a distance of 747.42 feet from an iron rod found at the East corner of that 2.00 acre tract conveyed to William L. Gentry and wife, Detsy Jo, by deed recorded in Volume 138, Page 135, Deed Records of Rockwall County, Texas;

THENCE: South 29 deg. 54 min. 19 sec. East a distance of 330.00 feet along the Southwest line of State Highway 205 to an iron rod set at the East corner of said 4.00 acre tract and the North corner of that 2.00 acre tract conveyed to First United Pentecostal Church by deed recorded in Volume 137, Page 201, Deed Records of Rockwall County, Texas;

THENCE: South 60 deg. 05 min. 41 sec. West a distance of 417.42 feet along the Northwest line of said church tract and the Southeast line of said 4.00 acre tract to a nail set in concrete on the South side of a chain link corner post and at the West corner of said church tract and the North corner of the above mentioned 1.50 acre tract;

THENCE: South 29 deg. 54 min. 19 sec. East, along the Southwest line of said church tract and the Northeast line of said 1.50 acre tract, passing at 203.71 feet the South corner of said church tract and the West corner of said Gentry tract, and continuing a total distance of 217.50 feet along the Southwest line of said Gentry tract to an iron rod set at the East corner of said 1.50 acre tract, said iron rod bears North 29 deg. 54 min. 19 sec. West a distance of 199.92 feet from an iron rod found at the South corner of said Gentry tract;

THENCE: South 60 deg. 05 min. 41 sec. West a distance of 271.47 feet along the Southeast line of said 1.50 acre tract to an iron rod found at the South corner of said 1.50 acre tract;

THENCE: North 44 deg. 50 min. 01 sec. West, along the Southwest line of said 1.50 acre tract, passing at 225.08 feet the West corner of said 1.50 acre tract and the South corner of said 4.00 acre tract, and continuing a total distance of 351.54 feet along the Southwest line of said 4.00 acre tract to an iron rod set at the West corner of said 4.00 acre tract and on the Southeast line of said County Road;

THENCE: North 45 deg. 09 min. 59 sec. East a distance of 306.69 feet along the Southeast line of said County Road and the Northwest line of said 4.00 acre tract to the POINT OF BEGINNING and containing 5.50 acres of land.

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:00
o'clock P.M. on the 5th day of December, 1988
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at
the request of James Helwig
for a change in zoning from "A" Agricultural to "C" Commercial and
"HC" Heavy Commercial

on the following described property:

5.5 acres of land located at Sids Road and SH-205 further described
on the attached

As an interested property owner, it is important that you attend this
hearing or notify the Council of your feeling in regard to the matter by
returning the form below.

In replying please refer to Case No. P&Z 88-53-Z

Mary A. Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to
the City Council, 205 West Rusk Street, Rockwall, Texas 75087

Case No. P&Z 88-53-Z

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature _____

Address _____

BEING a tract of land situated in the William H. Barnes Survey, Abstract No. 26, Rockwall County, Texas, and being part of a 140.511 acre tract conveyed to Billy W. Peoples, Odie A. Lowe, and M. P. Maise from Clarine A. Beard and Raymond U. Beard by deed recorded in Volume 85, Page 112, Deed Records of Rockwall County, Texas, and further being all of that 5.50 acre tract of land described as a 4.00 acre tract and a 1.50 acre tract in deed recorded in Volume 169, Page 153, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the Southwest line of State Highway 205 with the Southeast line of a county road and at the most Northerly corner of said 140.511 acre tract and the North corner of the above mentioned 4.00 acre tract, said iron rod bears North 29 deg. 54 min. 19 sec. West a distance of 747.42 feet from an iron rod found at the East corner of that 2.00 acre tract conveyed to William L. Gentry and wife, Betsy Jo, by deed recorded in Volume 138, Page 135, Deed Records of Rockwall County, Texas;

THENCE: South 29 deg. 54 min. 19 sec. East a distance of 330.00 feet along the Southwest line of State Highway 205 to an iron rod set at the East corner of said 4.00 acre tract and the North corner of that 2.00 acre tract conveyed to First United Pentecostal Church by deed recorded in Volume 137, Page 201, Deed Records of Rockwall County, Texas;

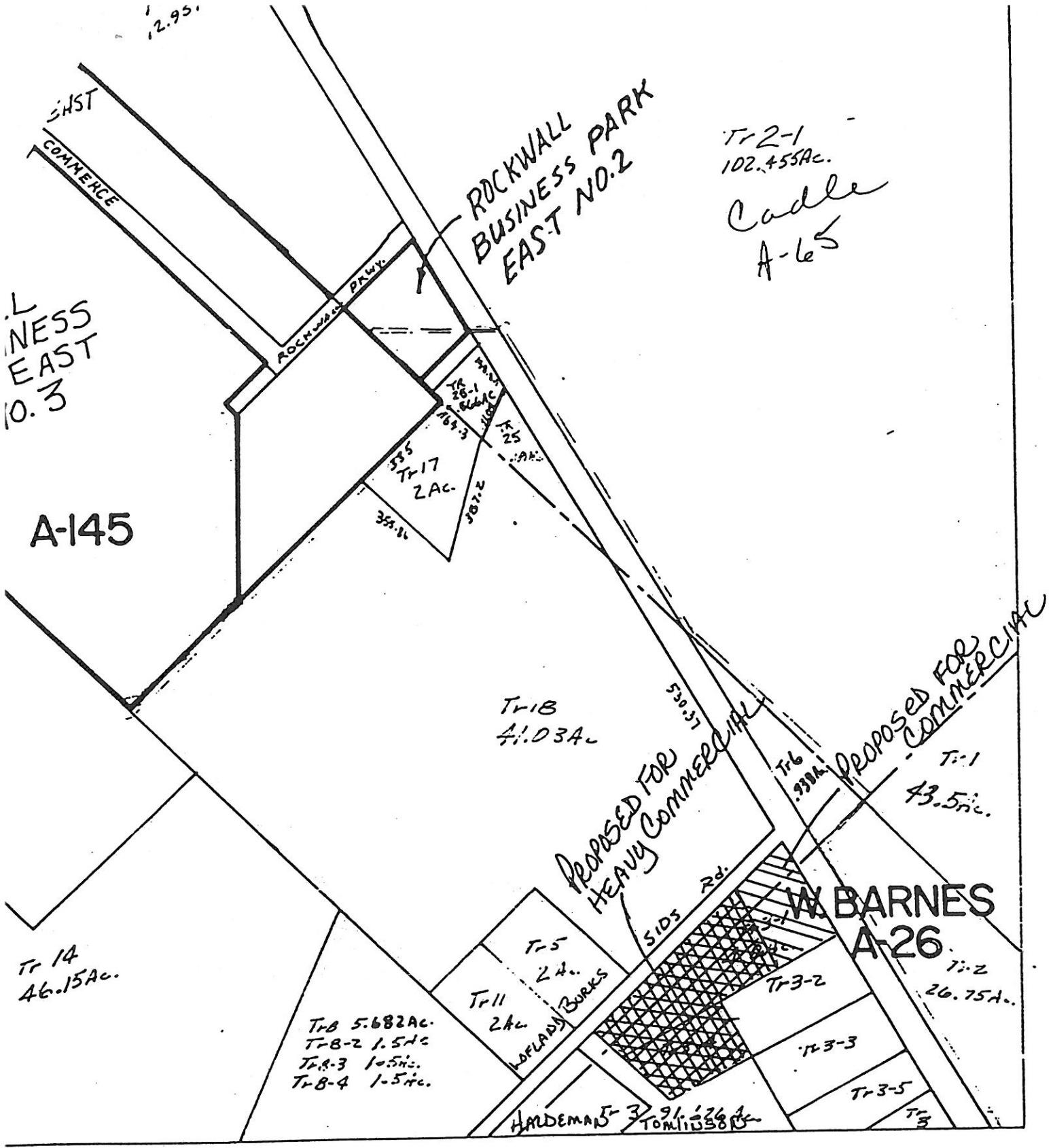
THENCE: South 60 deg. 05 min. 41 sec. West a distance of 417.42 feet along the Northwest line of said church tract and the Southeast line of said 4.00 acre tract to a nail set in concrete on the South side of a chain link corner post and at the West corner of said church tract and the North corner of the above mentioned 1.50 acre tract;

THENCE: South 29 deg. 54 min. 19 sec. East, along the Southwest line of said church tract and the Northeast line of said 1.50 acre tract, passing at 203.71 feet the South corner of said church tract and the West corner of said Gentry tract, and continuing a total distance of 217.50 feet along the Southwest line of said Gentry tract to an iron rod set at the East corner of said 1.50 acre tract, said iron rod bears North 29 deg. 54 min. 19 sec. West a distance of 199.92 feet from an iron rod found at the South corner of said Gentry tract;

THENCE: South 60 deg. 05 min. 41 sec. West a distance of 271.47 feet along the Southeast line of said 1.50 acre tract to an iron rod found at the South corner of said 1.50 acre tract;

THENCE: North 44 deg. 50 min. 01 sec. West, along the Southwest line of said 1.50 acre tract, passing at 225.08 feet the West corner of said 1.50 acre tract and the South corner of said 4.00 acre tract, and continuing a total distance of 351.54 feet along the Southwest line of said 4.00 acre tract to an iron rod set at the West corner of said 4.00 acre tract and on the Southeast line of said County Road;

THENCE: North 45 deg. 09 min. 59 sec. East a distance of 306.59 feet along the Southeast line of said County Road and the Northwest line of said 4.00 acre tract to the POINT OF BEGINNING and containing 5.50 acres of land.



update 2/88

SHEET NO. 2-4

James Halwig

William Gentry
Rt 1 Box 141

Billie Ladd Properties
c/o Curtis Crawford
P.O. Box 367

1st United Pentecostal
P.O. 776

Cambridge Co.
16660 Dallas Pkwy
Dallas 75248

Rockwall Investment Group JV
103 N First
Rockwall

Ab 145 tr 5 2 acres

Alan Burns

Paulette 771-5141

Rt 1 Box 142-B

Ab 145 tr 11 2 acres

Robert Holland

Betty 771-2034

Rt 1 Box 142-A

Ab 26 tr 3-06 7.414 acres

Buddy R & Cathy Haldeman 771-4426 hmn 939-0530 WK

P.O. Box 761 (P.O. 640)

3210 Elm

Dia 75276

Ab 26 tr 3 91.626 acres

Edward B Tomlinson III 240-7370 240-6565

5402 Broadway

Len Westerkield

Carland 75043

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:00
o'clock P.M. on the 5th day of December, 1988
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at
the request of James Helwig
for a change in zoning from "A" Agricultural to "C" Commercial and
"HC" Heavy Commercial

on the following described property:

5.5 acres of land located at Sids Road and SH-205 further described
on the attached

As an interested property owner, it is important that you attend this
hearing or notify the Council of your feeling in regard to the matter by
returning the form below.

In replying please refer to Case No. P&Z 88-53-Z

Mary A. Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to
the City Council, 205 West Rusk Street, Rockwall, Texas 75087

Case No. P&Z 88-53-Z

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

- 1.
- 2.
- 3.

Signature C. Gaudin
Address P.O. Box 761
Rockwall 244⁰²
75087

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:00
o'clock P.M. on the 5th day of December, 1988

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Mary A. Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to
the City Council, 205 West Rusk Street, Rockwall, Texas 75087

Case No. P&Z 88-53-Z

I am in favor of the request for the reasons listed below. ✓

I am opposed to the request for the reasons listed below. _____

1. Mr. Helwig appears to be operating his business in a professional manner.
2. The request for Commercial & Heavy Commercial is compatible with surrounding uses.
3. Surrounding tracts have recently been re-zoned to this classification.

Signature Curtis Crawford

Address P. O. Box 579, Rockwall, TX 75087